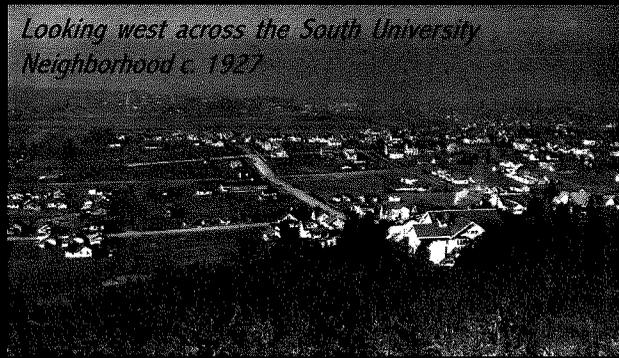
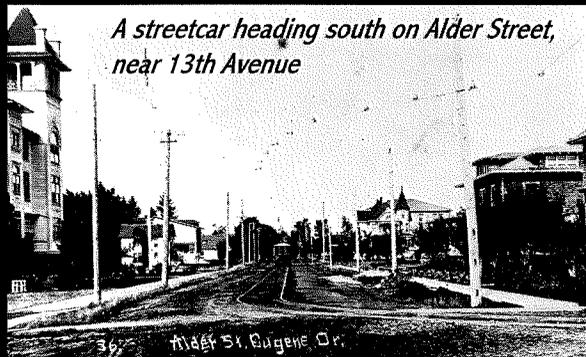


The South University Neighborhood

Before 1907, the area that is now the South University Neighborhood contained only a few houses and was mostly farmland. However, in 1906, the City of Eugene awarded a franchise for the construction of an electric streetcar system. This changed things dramatically for the fields and orchards south of the University of Oregon. Hearing about the plans to build the electric streetcar system, a few Eugene businessmen had a bright idea. They incorporated as the Lane County Investment Company and purchased a large tract of land south of 18th Avenue. In 1907, they subdivided this land as Gross's Addition. The addition ran from 18th Avenue south to 23rd and west from Alder to Agate. It contained 420 lots, which the company offered for sale from \$50 to \$500, with lots on Potter and University commanding the higher prices. The streetcar lines were extended down University Street, right through the center of Gross's Addition, just months after the subdivision was recorded.

The streetcar was a popular means of transportation in Eugene, and lines were eventually extended to Springfield. Early residents of the South University neighborhood could walk out their doors and hop on the streetcar to head downtown, to the University, or even to catch the Electric Railway to Portland. Unfortunately, Eugene's streetcar system operated for only 20 years. By the 1920s, the automobile had become a common



form of transportation, and the streetcars were losing money. The streetcar lines went out of business in 1927, and were replaced by buses throughout Eugene. It was believed that buses would alleviate traffic congestion on busy streets like Willamette and eliminate problems such as potholes along the tracks, "unsightly" trolley wires and streetcar noise.

Growth in the South University area was slow but steady from 1907 to around 1920. Then, in the mid-1920s, development in the South University area began to flourish. Booming economic times, population growth in Eugene and expansion of the University of Oregon all brought about a demand for housing. Increased services also made the neighborhood more attractive. Sewer lines were installed in 1922, and sidewalks were laid in 1924. Several new schools were constructed nearby, including University High School in 1920 and Edison Elementary in 1926. More than 40% of the houses that stand in the neighborhood today were built during the 1920s. Growth slowed during the Great Depression, but accelerated again after the conclusion of World War II. By 1950, almost every lot in the South University neighborhood had been purchased and built upon. Today, the neighborhood contains a wonderful mix of early to mid 20th century houses built in a wide variety of styles.

PHOTOGRAPHS COURTESY OF THE LANE COUNTY HISTORICAL MUSEUM

South University Historic District Walking Tour

Eugene's Historic Preservation Program

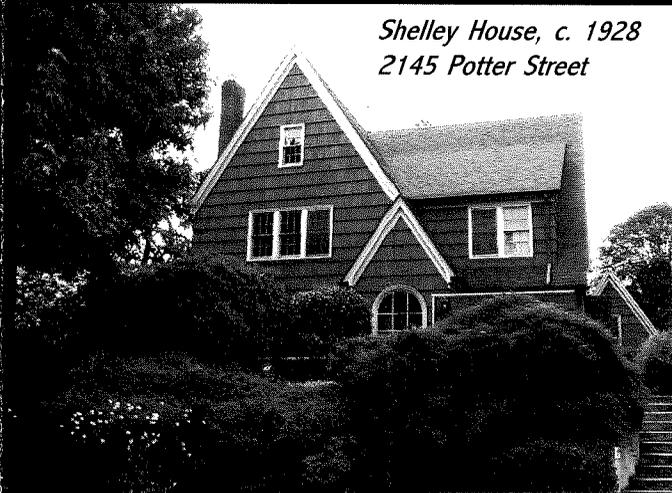
The purpose of Eugene's Historic Preservation Program is to increase public awareness of the city's origin, development and historic significance, and to facilitate restoration and rehabilitation of historic structures, landscape features, and other culturally significant physical objects and geographic areas, including historic districts. The Preservation Program is overseen by a seven member citizen committee, the Historic Review Board.



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Walking Tour Guide

1. Edison School - 1328 E 22nd

This two story brick school was designed by Eugene architect Theodore Gerow in 1926. The school is named for Thomas Edison, who wrote a letter acknowledging the honor bestowed upon him. The original building consisted of merely eight classrooms, an office and an open play space with a covered roof between the two classroom wings.

2. Clarence V. Boyer House - 1138 E 22nd

The Boyer House was built in 1927 for \$9,000. It is a replica of the Governor's Mansion in Williamsburg, Virginia and is a great example of the Colonial Revival style. The house was built for C.V. Boyer, who was head of the UO English Department in 1925, and in 1934 was appointed president of the university.

3. 2206 Harris Street

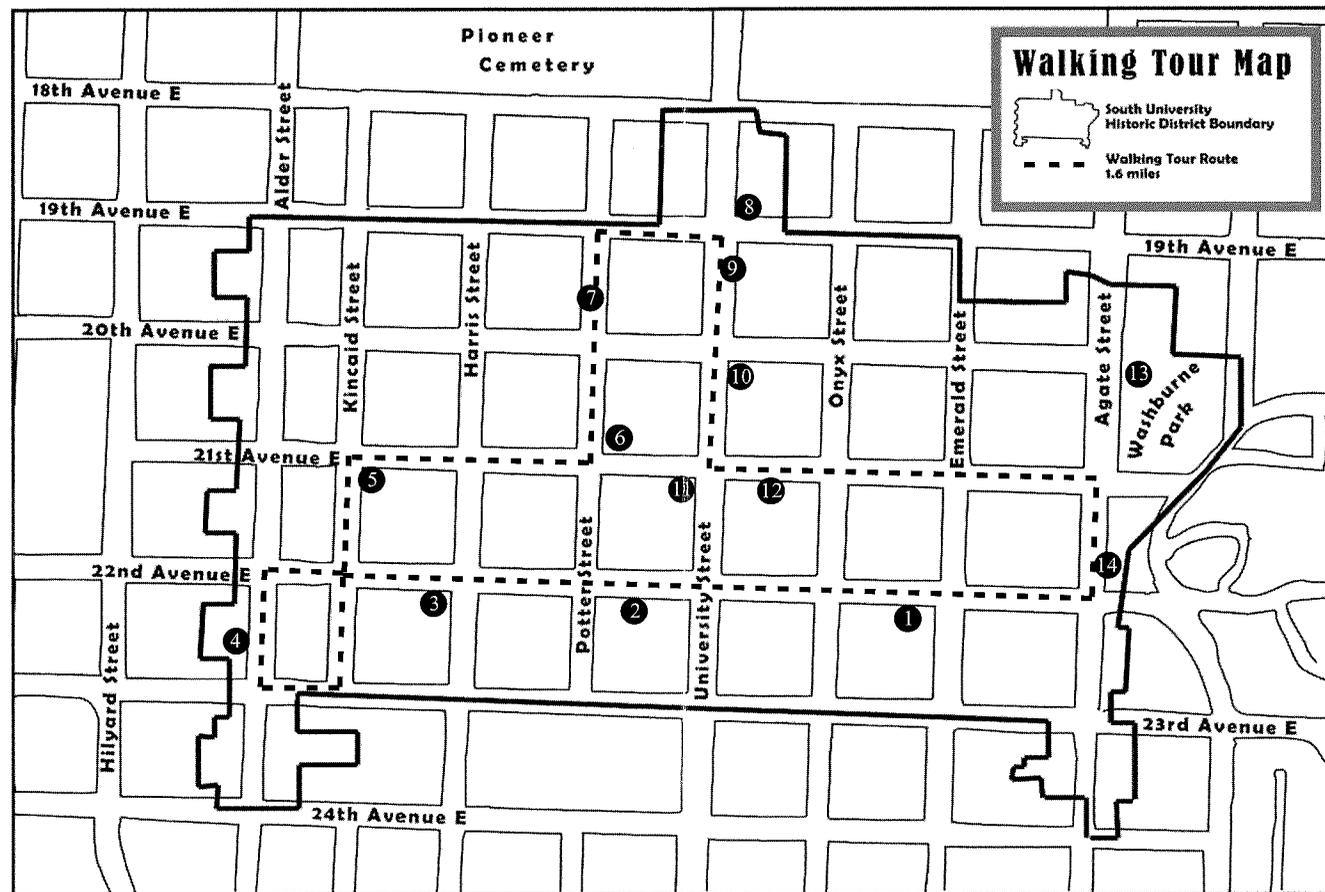
This house was built in 1925 or 1926 by Theodore Berg, a local carpenter who lived nearby at 2176 Harris. With its stucco siding, ornamental woodwork and arched windows, the building is a wonderful example of the Mediterranean Revival style. Revival style homes are common throughout the South University neighborhood.

4. Thurston Hall & Humbert Hall - 2288 & 2244 Alder

These two buildings, which are almost identical, were built between 1925 and 1927. At least one, 2244 Alder, was constructed as a dormitory for Northwest Christian College. Both buildings served as boarding houses during the 1930s, providing lodging to many Eugeneans. The building at 2288 also served for a time as the Northwest Christian Old Peoples Home.

5. James Scott McMurry House - 930 E 21st

This house is the oldest house in the South University Historic District, and is still largely in its original form. It was built in c. 1885 for James Scott McMurry, son of Fielding McMurry, who had a large farm that covered this entire area before the turn of the century. The house was moved to its current site in c. 1910 from 2335 Alder.



6. E.D. Southmayd House - 2089 Potter

In 1912, E.D. Southmayd received a permit to build a residence on this site. It was the second house built on Potter Street in the area. Southmayd sold the house in 1923 to Earl L. Packard, a professor of geology at the UO. In 1932, the property was purchased by John and Alice Seavey, who lived in the house until 1965. The low slung form of the house and full width porch are typical of the highly popular Bungalow style.

7. Potter & University Streetscapes

The Lane County Investment Company placed deed restrictions on lots on these streets, requiring a 15 foot setback on Potter and a 30 foot setback on University. The restrictions also stipulated that houses built on these lots must cost a minimum of \$2,000. The developers further influenced the look of these streets by planting birch trees in the planting strips, particularly on University Street.

8. Old Delta Tau Delta Fraternity - 1883 University

Several fraternities and sororities are located in the South University neighborhood, because of its close proximity to the University of Oregon. The Delta Tau Delta Fraternity was designed by noted Oregon architect Ellis F. Lawrence in 1928. Lawrence was the dean of the UO School of Architecture and Allied Arts for many years. The Delta Tau Delta Fraternity moved across the street in 1949.

9. Streetcar Tracks on University Street

These twin metal tracks buried in the asphalt are a remnant of Eugene's once flourishing electric streetcar system. The streetcar lines were built in 1907 and ran from the train depot at 5th and Willamette, to the UO, and south down University Street. They were paved over when the city abandoned streetcars in favor of buses in 1927.

10. 2015 University

This Arts & Crafts style house was designed by architect Cardinal Lyle Kelly in 1927. Kelly was a UO professor of business administration but was an amateur architect. Kelly designed at least five houses in South University, including the Osborn Duplex located at 2261-63 University, and his own house at 2243 University.

11. J.E. & Susy Gerot House - 2114 University

This house was built in 1924 for the Gerots, proprietors of a restaurant in the Smeede Hotel building. It was constructed by



Will Goodlove in the Dutch Colonial style. This historic photo shows what the Gerot House and its University Street surroundings looked like in the mid 1920s.

12. Ray & Mary Glass House - 1256 E 21st

This English Cottage style house was built in c. 1927 for Ray and Mary Glass. Its subterranean garage and beautiful garden are typical of the South University neighborhood.

13. Washburne Park - east side of Agate Street

Washburne Park, originally private gardens on the estate of Carl and Narcissa Washburne, were designed by Portland landscape architect George Otten in 1925. Carl Washburne was a local businessman and co-owned an early department store. The gardens are now the core of Washburne Park, which was purchased by the City of Eugene in 1961. The park's basalt retaining walls, wading pool and mature trees date from the 1920s when the gardens were part of Carl and Narcissa's estate.

14. William B. Baker House - 2175 Agate

This Craftsman bungalow was built in 1914 by William B. Baker, at a cost of \$3,000. In the 1930s, the property was purchased by George Turnbull, a professor of journalism at UO. He and his wife Mary owned the house up into the mid 1970s. The house looks much as it did when it was built by Baker.